

TIF Division Newsletter



Inside this issue:

2014 TIF District
Information from Counties 1

New TIF Educational
Video 1

The Four-Year
Knockdown Rule 1

2015 Authority
Training Survey 2

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2014 TIF District Information from Counties

The [2014 TIF District Information Form](#) for property taxes payable in 2014 has been posted on our website. Please e-mail, fax, or mail the completed form to our office by Friday, February 27.

The information collected will be used to prepare the 2014 TIF reporting forms. We appreciate the cooperation of counties in providing this information in a timely manner.

New TIF Educational Video

A new [educational video on TIF Pooling](#) has been posted on the Office of the State Auditor website. The video provides information about what “pooling” is and how it has evolved over the years.

This is the fourth video in the continuing TIF Education Series. If you have suggestions for topics for future videos, please contact Bob Odell at 651-296-4716 or e-mail TIF@osa.state.mn.us.

The Four-Year Knockdown Rule

An authority must submit evidence to the county auditor that development activity has occurred on parcels in a TIF district in accordance with the TIF plan within four years from the date of certification. This evidence must be submitted by February 1 of the fifth year following the year the parcel was certified as included in the district.

If the required development activities, i.e., demolition, rehabilitation, renovation or other site preparation, has not taken place on a parcel, then the county auditor must exclude the original net tax capacity of the parcel from the TIF district. Installation of utility service, including sewer and water systems, does not qualify as development activity.

(continued)

TIF Videos

TIF Videos are available on the State Auditor’s website. The videos cover educational and instructional topics, including:

[The History of TIF and Why It Matters](#)

[Introduction to Tax Increment Financing](#)

[Instructions for Completing the TIF Plan Collection Form for New Districts](#)

[Instructions for Completing the TIF Plan Collection Form for Modified Districts](#)

[TIF District Types](#)

[TIF Pooling](#)

The Four-Year Knockdown Rule (continued)

If subsequent development activity takes place, the authority must certify to the county auditor that development activity has taken place on the respective parcels. The authority may request that the most recent net tax capacity of the parcel be added back to the original net tax capacity of the TIF district.

For additional information regarding the four-year rule, please see the OSA’s Statement of Position entitled [Four-Year Knockdown Rule](#).

2015 Authority Training Survey

The OSA will be conducting TIF authority training in 2015. As we develop this year’s training, we are looking for input from anyone who might be interested in attending.

We have created a short survey to help us determine interest in the training, locations for training sessions, and TIF topics to focus on. Information on the survey was recently e-mailed to all of our TIF authority and TIF consultant contacts, and we are grateful for the input we have already received. If you haven’t yet had an opportunity, [click here to go to the survey](#). It should only take a few minutes, and the information you provide will be very helpful.

Thank you!

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